

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, October 14, 2009

Time: 6:00 p.m.

Location: PLEASE NOTE ALTERNATE MEETING LOCATION
Buttonwoods Community Center
3027 West Shore Road
Warwick, RI 02886

Review and acceptance of August, 2009 meeting minutes.

Public Hearing

Minor Subdivision

66 Grandview Drive

Applicant: Steve Poy

Location: 66 Grandview Drive & Davidson Street

Assessor's Plat: 367

Lot(s): 361 & 364

Zoning District: Residential A-7

Land Area: 15,707 square feet

Number of lots: 2

Engineer: Ocean State Planners, Inc.

Ward: 7

The applicant is requesting preliminary approval to subdivide one conforming and an abutting nonconforming lot to create two new conforming lots, one lot with an existing dwelling and one new lot for development in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on**

those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer, with the following stipulation:

1) That the applicant shall plant one new 2 to 2 1/2 inch caliper tree to be approved by the Landscape Project Coordinator within the Davidson Road right-of-way, prior to the issuance of a Certificate of Occupancy (CO).

Public Hearing

Minor Subdivision

245 Beach Avenue

Applicant: Donna Kennedy

Location: 245 Beach Avenue & Maywood Avenue

Assessor's Plat: 331

Lot(s): 95

Zoning District: Residential A-7

Land Area: 21,727 square feet

Number of lots: 2

Engineer: Jack W. Greene, PLS

Ward: 4

The applicant is requesting preliminary approval to subdivide one conforming lot to create two new conforming lots, one lot with an existing dwelling and one new lot for development in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations.

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer with the following stipulation:

1) That the applicant shall plant one new 2 to 2 1/2 inch caliper tree to be approved by the Landscape Project Coordinator within the Maywood Avenue right-of-way, prior to the issuance of a Certificate of Occupancy (CO).

Public Hearing

Major Land Development Project

800 Jefferson Boulevard

Applicant: Michael V. D'Ambra

Location: 800 Jefferson Boulevard

Assessor's Plat: 323

Lot(s): 287,288,289,290,291,518

Assessor's Plat: 277

Lot(s): 11,12,13,18

Zoning District: General Business, with variances

Land Area: 8.45 acres

Number of Lots: 10

Proposed Lots: 2

Engineer: Garofalo and Associates, Inc.

Ward: 8

The applicant is requesting Preliminary approval of a Major Land Development Project/Subdivision for the construction of four (4) new office buildings, totaling 540,000 square feet, a six story parking garage and a 320 room hotel. The project will be constructed in phases.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations and,

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City's**

Zoning Ordinance having received City Council Zone Change PCO-11-08 Amended.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant Preliminary approval upon compliance the following stipulations:

1) That the project engineer shall include the abutting Intermodal Station and the following notes on the final plan:

a. The Contractor must obtain a City of Warwick Physical Alteration Permit for any work within the Jefferson Boulevard right of way.

b. The Contractor must obtain a Soil Erosion and Sediment Control

Permit from the Building Department, prior to commencing any construction.

c. An As-built plan and a Certification of Conformance from the Design Engineer for all elements of the storm drainage system must be submitted to the Engineering Office prior to the issuance of a Certificate of Occupancy.

2) That the project engineer shall show the location and dimensions of all easements on the plans, including the abandonment of Brownell Street, to enable the City Engineer to determine if relocation of the easement is necessary prior to final approval.

3) That a Rhode Island Department of Environmental Management (DEM) RIPDES permit must be issued prior to the recording of this Preliminary approval.

4) That the project engineer shall provide a separate tap for the fire and water lines and the exact size of both the domestic and fire distribution lines shall be determined by free flow tests and average/maximum demand.

5) Interior plumbing plans shall be submitted to the Warwick Sewer Authority for final review and all pretreatment requirements shall be met. The applicant shall submit an Inflow and Infiltration (I&I) fee based on submitted flows.

6) That the applicant shall demolish the existing industrial building located at the southern portion of the lot prior to the issuance of a Certificate of Occupancy for the first office building.

7) That the applicant shall record an Administrative subdivision merging the ten existing lots and creating two new lots for the development prior to the issuance of a building permit.

8) That the maximum building height shall not exceed 107 feet and that the top floor of any building (excluding the parking garage) shall not exceed fifty percent (50%) of gross floor area (GFA) of the base for any height exceeding 86'.

9) That the parking structure shall be designed to accommodate a minimum of 1966 spaces, based on the parking analysis contained in the Traffic Impact and Access Study prepared by Jacobs Edwards and Kelcey and dated November 2007, and that the number of spaces shall be adjusted as necessary according to future parking analyses to be provided by the developer for each new building constructed.

10) That prior to construction of a second building for occupancy, the applicant shall widen the easterly Airport Connector off-ramp onto Jefferson Boulevard for approximately 250' west of the intersection in order to provide two left turn lanes and one right turn lane. The applicant shall also provide an additional short right turn lane along

Jefferson Boulevard at the Airport Connector on-ramp that will transition into a single entry lane onto the Airport Connector, as recommended in the updated traffic report prepared by RAB Professional Engineers, Inc and dated March 5, 2008.

11) That prior to construction of the third building for occupancy, the applicant shall be required to install a traffic signal at the northerly access drive as recommended in the updated traffic report prepared by RAB Professional Engineers, Inc. and dated March 5, 2008.

12) That the applicant shall perform a traffic analysis for each additional building following the construction of the third building for occupancy and the applicant shall be required to improve any intersection within the existing right-of-way area experiencing an unacceptable level of service (LOS F) as a result of the development, to an acceptable LOS.

13) That the Warwick Fire Marshall will review all building plans for compliance with life safety codes and issues, before the issuance of any building permits

Public Hearing

Major Land Development Project

Bayside Condominiums

Applicant: Centerville Builders, Inc.

Location: 3818 Post Road

Assessor's Plat: 366

Lot(s): 82 & 83

Zoning District: Planned District Residential (PDR) A-10

Land Area: 1.6 Acres

Number of lots: 2

Engineer: Garofalo & Associates, Inc.

Ward: 7

The applicant is requesting preliminary approval of a 10 unit multi-family development with less than required side-yard setback in a Planned District Residential (PDR) A-10.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

1) Consistent with the Comprehensive Community Plan.

2) In compliance with the standards and provisions of the City's Zoning Ordinance having received a City Council Zone Change

PCO-20-06 to PDR A-10 for a 10 unit multi-family development with less than the required side-yard setback.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer with the following stipulations:

1) That a sewer sampling manhole and backflow preventer to be approved by the Warwick Sewer Authority shall be will be required for each building.

2) That the proposed buildings shall be at least 3 feet above the

maximum seasonal high ground water elevation, as determined by the designer.

3) That plan note 2 on sheet C2 shall be removed as the project received City Council Approval PCO-20-06 and does not require a Special Use Permit.

Public Informational Meeting

Major Land Development Project

Greenwood Community Church Telecommunications Facility

Applicant: Omnipoint Communications, Inc.

Location: 805 Main Avenue

Assessor's Plat: 268

Assessors Lot: 83

Zoning District: Residential A-7

Land Area: 36,746 square feet

Number of lots: NA

Engineer: Advanced Engineering Group

Ward: 8

The applicant is requesting master plan approval and a recommendation to the City Council for approval to co-locate a telecommunications facility on an existing building (Greenwood

Church) in a Residential A-7 Zoning District. The proposed telecommunications facility requires the following relief from the Zoning Ordinance Section 505 “Telecommunication Facilities and Towers:”

- 506 C-1 Location within two (2) miles of an existing facility**
- 506 C-4i Location within 100 feet of a residential district**
- Use Table 611 Prohibits Telecommunications Facilities in Residential Zoning Districts**

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations,

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) Not in compliance with the standards and provisions of the City’s Zoning Ordinance, therefore, requiring City Council approval to have a telecommunications facility within two (2) miles of an existing facility and within a Residential Zoning District.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to forward a favorable recommendation to the City Council and to grant master plan approval with the following stipulations:

1) That the applicant shall receive City Council approval to have to have a telecommunications facility within two (2) miles of an existing facility and within a Residential Zoning District.

2) That the preliminary and final plan submissions shall conform to a Class 1 standard as adopted by the Rhode Island Board of Registration of Professional Land Surveyors as contained in the City of Warwick Development Review Regulations.

Administrative Subdivision

Re-plat of Bay Ridge Plat Plat 203 Lots 15 & 16